

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

DEC 31 8 40 AM '84
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Alfred Figgins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Betty Foster White and Elaine Greer Huff

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirteen Thousand Five Hundred and NO/100-----

Dollars (\$ 13,500.00) due and payable

in accordance with terms of note of even date herewith

with interest thereon from date hereof at the rate of 12 1/2 per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that certain piece, parcel or lot of land on the northeast side of Edgewood Avenue, in Greenville Township, Greenville County, South Carolina, near the City of Greenville, being shown as Lot No. 31 on Plat of Leawood, made by Dalton and Neves, Engineers, June 1949, recorded in the R.M.C. Office for Greenville County in Plat Book "J", pages 18 and 19, and having according to said plat, the following metes and bounds to wit:

Beginning at an iron pin on the northeast side of Edgewood Avenue at the joint corner of Lots 30 and 31, and running thence along the common line of lots 30 and 31, N. 33-54 E. 170 feet to an iron pin; thence N. 55-41 W. 77 feet to an iron pin at the joint rear corner of lots 31 and 32; thence along the line of lot 32, S. 33-54 W. 169.5 feet to an iron pin on the northeast side of Edgewood Avenue; thence along the northeast side of Edgewood Avenue, S 55-18 E. 77 feet to the beginning corner.

This is the same property conveyed to the mortgator by the mortgatees by deed to be recorded simultaneously herewith.

This is a purchase money mortgage.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
DEC 31 '84
04.05
FB 1121E

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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